MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,

JOHN LESTER, SAM ALTMAN

STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY

CLERK: VANESSA ELLINGTON

**AGENDA** 

#### **BOARD OF ZONING APPEALS-ZONING**

<u>FEBRUARY 17, 2015</u> 5:17 P.M. 75 CALHOUN STREET 7:10 P.M.

## A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred Applications.

### B. New Applications:

1. 44 MORRIS ST. /183 COMING ST. APP. NO. 152-17-B1 (CANNONBOROUGH/ELLIOTBOROUGH) (460-12-01-081 AND 132)

Request variance from Sec. 54-301 to allow the establishment of 6 dwelling units with 1,177sf of lot area per dwelling unit (2,250sf required).

Request variance from Sec. 54-301 to allow construction of a multi-family building and two existing buildings with a 58% lot occupancy (Limit is 50%).

Request variance from Sec. 54-317 to allow 6 dwelling units and a retail space on the ground floor of 44 Morris St. with 8 off-street parking spaces (10 spaces required).

Owner-Andrew Hollowell/Applicant-Turnberry Consulting

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

Zoned LB.

MADE BY: M.Smith SECOND: J.Lester VOTE: FOR 2 AGAINST 2

\*M.Robinson L.Krawcheck

## \*S.Altman arrives

2. 47 FORT ROYAL AVE. (WESPANEE) APP. NO. 152-17-B2 (418-03-00-008)

Request variance from Sec. 54-301 to allow a one-story garage addition with a 7.5-ft. north side setback (9-ft. required). Zoned SR-1.

Owner/Applicant-Tom Stanley

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 5 AGAINST 0

3. 50 HASELL ST. (ANSONBOROUGH) APP. NO. 152-17-B3 (458-05-01-047)

Request use variance from Sec. 54-203 to allow the Charleston Symphony Orchestra Designer Show House from March 18, 2015 to April 19. 2015. Zoned STR.

Owner-St. Johannes Lutheran Church/Applicant-Charleston Symphony Orchestra League

## **BOARD OF ZONNG APPEALS-ZONING/FEBRUARY 17, 2015 PAGE 2**

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: S.Altman VOTE: FOR 5 AGAINST 0

4. 217 SAINT MARGARET ST. (WAGENER TERRACE) APP. NO. 152-17-B4 (463-10-03-020)

Request variance from Sec. 54-301 to allow construction of a 1-story detached garage with an 8-inch east side setback, a 5-ft. rear setback and a 21-ft. side street setback (9-ft., 25-ft. and 25-ft. required). Zoned SR-2.

Owners/Applicants-Jason & Michele Holland

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 5 AGAINST 0

5. 62 POPLAR ST. (NORTH CENTRAL) (463-11-02-026) APP. NO. 152-17-B5

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area, 3327sf; 6,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. east side setback and a 12-ft.total side setback (9-ft. and 18-ft. required).

Zoned SR-2.

Owner-WEC Co./Applicant-Edward Dohar

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: S.Altman SECOND: M.Smith VOTE: FOR 5 AGAINST 0

6. 31 ASHTON ST. (WESTSIDE) (460-11-01-038) APP. NO. 152-17-B6

Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 1,213sf of lot area per dwelling unit (1,650sf required). Request variance from sec. 54-301 to allow a stair addition with a 52% lot occupancy (Limit is 50%).

Request special exception under Sec. 54-511 to allow two dwelling units (duplex) with 2 off-street parking spaces (4 spaces required).

Owner-Rale Management LLC/Applicant-Michael V. Onofrey

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 5 AGAINST 0

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7. 324 GROVE ST. (WAGENER TERRACE) (463-10-03-009)

APP. NO. 152-17-B7

Request special exception under Sec. 54-110 to allow a 1-story addition (bathroom) that extends a non-conforming 6.4-ft. west side setback (9-ft. required).

Request variance from Sec. 54-301 to allow a 1-story addition (bathroom) with a 13.4-ft. rear setback (25-ft. required).

Zoned SR-2.

Owner-Marshall McKinney/Applicant-Justin Feit

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: S.Altman VOTE: FOR 5 AGAINST 0

8. 125 BROGUN LN. (SHADOWMOSS) (358-09-00-178) APP. NO. 152-17-B8

Request variance from Sec. 54-301 to allow construction of a single-family residence that exceeds the 2 ½ story limitation on a SR-1 (Single-Family Residential) zoned property.

Owner/Applicant-Margaret Francesca Bradham

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: J.Lester VOTE: FOR 5 AGAINST 0

9. 139 WENTWORTH ST. (HARLESTON VILLAGE) APP. NO. 152-17-B9 (457-03-04-003)

Request variance from Sec. 54-301 to allow 2 dwelling units (duplex) with 871sf of lot area per dwelling unit (3,000sf required). Zoned DR-1F.

Owner-ACL 23.2, LLC/Applicant-Jonathan S. Altman

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions: 1) ground floor apartment shall be restricted to

no more than one bedroom; 2) binding legal agreement giving 139

Wentworth Street four parking spaces at 135 1/2 Wentworth Street shall be

completed and submitted to the Zoning Division.

MADE BY: M.Robinson SECOND: J.Lester VOTE: FOR 4 AGAINST 0

\*S.Altman recused

10. 168 SMITH ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-12-01-099) APP. NO. 152-17-B10

Request use variance from Sec. 54-203 to allow an office use in the entire building in a DR-2 (Diverse-Residential) zone district.

Owner-168 Smith Street, LLC/Applicant-Patterson S. Smith

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| APPROVED 0                      | WITHDRAWN XX      |
|---------------------------------|-------------------|
| DISAPPROVED 0                   | DEFERRED 0        |
| MOTION: Withdrawn by applicant. |                   |
| MADE BY: SECOND:                | VOTE: FOR AGAINST |

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to <a href="mailto-schumacher@charleston-sc.gov">Schumacher@charleston-sc.gov</a> three business days prior to meeting.